



APPLICATION

Site#: _____ Arrival Date: _____ Departure Date: _____

Length of Stay: ☐ Nightly ☐ Weekly ☐ Monthly

Amperage Needed: ☐ 30 ☐ 50

APPLICANT INFORMATION

Name: _____ Phone: _____

Email: _____ Drive's Number and State: _____

Address: _____ City: _____

State: _____ Zip Code: _____

OCCUPANT INFORMATION

Name & Date of Birth: _____ Name & Date of Birth: _____

Name & Date of Birth: _____ Name & Date of Birth: _____

Anyone have a criminal record? If yes, explain? _____

PET INFORMATION

How Many Pets: _____ What Types: _____ If Dogs. List Breed: _____

UNIT & VEHICLE INFORMATION

Unit Type: _____ Unit License: _____ State: _____ Year: _____ Size (length by width): _____

Vehicle #1 Type: _____ Vehicle #1 License: _____ State: _____ Year: _____

Vehicle #2 Type: _____ Vehicle #2 License: _____ State: _____ Year: _____

Agreement: For Loss or Injury: Management assumes no responsibility for accidents, injuries, or loss from ANY cause. RV guests shall indemnify and hold harmless Pine Meadows RV Park, its officers, owners and employees from any claims, liability and expenses, loss, damage, costs including but not limited to attorney and other professional fees, award, fine or judgment for injury to person(s), loss of life or damage to property arising out of the Tenant's exercise of his or her rights hereunder, Tenant's alleged or actual negligent act, regardless of whether such act is active or passive, except as may be solely caused by the gross negligence or intentional acts of Pine Meadows RV Park or officers, owners and/or employees.

I have read and fully understand and agree to the rules and regulations of Pine Meadows RV Park. This is a 29-day agreement only. I have read and agreed to the indemnification clause as stated above. Certain violations of agreement could possibly result in prosecution. Any additional rules or regulations whether written or oral will be at the discretion of the management, as needed. I agree to vacate the premises at the request of management, if I violate these rules and regulations, without refund of any prepaid fees. This agreement does not constitute a landlord/tenant agreement. Payment for sites is entirely for services rendered under a host/guest arrangement.

Full Legal Name

Signature of Applicant

Date



POLICIES

User and guests agree to follow Park policies stated on this page.
Guests must sign a copy of policies prior to check-in and be registered.

RULES

Welcome to our family-friendly RV park. We ask for your help as we strive to provide a great experience to everyone.

CONDUCT

- Have fun & enjoy the facilities.
- No disruptive behavior allowed.
- Keep the property clean. Pick up your trash.
- Quiet hours are 9pm – 7am.
- No smoking indoors.
- No leaving children under 16 years unattended.
- Obey all posted rules and manager's directions.
- Breaking the rules or the law may result in fines or ejection from the park with no refund.
- Please be mindful of other guests. No loud parties or excessive noise. Please request management approval for large gatherings.
- No harassing, disruptive, aggressive or threatening behavior toward our management, employees, contractors.
- It is prohibited to trade, transact or sell items (legal or illegal) within park premises. Violation of this rule will result in immediate expulsion from the park. If applicable, the authorities will be notified.

PETS

- Pets must be on leash with their owner at all times when outside.
- Pets cannot be left unattended and tied outdoors.
- Dispose of pet waste immediately.
- No aggressive pets or breeds allowed.
- No pets inside the park facilities.
- Limit 1 pet per pad and MUST BE APPROVED by management.

RESERVATIONS, ARRIVALS & DEPARTURES

- A nonrefundable \$75 application fee required for each reservation
- Payment required in full, in advance of services.
- \$15 per day late fee for overdue balances.
- 11 AM check-out time.
- 10 day move-out notice required for monthly guests.
- No refunds for early departures.
- 4 maximum guests per unit. An additional fee will be charged for additional guests. Please check with management for exact amount.
- \$200 nonrefundable deposit required for RV Units

Initials

Date



POLICIES

RV SITES

- TEXAS LAW requires that a sewer hose must be fastened using a threaded connector or rubber donut to prevent gases from escaping.
- Please help conserve electricity and other utilities
- Outdoor items must be neat and orderly and are subject to management approval.
- No plants or objects in the grass that interfere with maintenance.
- No bagged trash outside of RVs. Take trash to the provided dumpster.
- Tarps, fences, window A/C, broken cars, outdoor storage, are prohibited.
- No tires, 55-gallon drums, generators, refrigerators, freezers and other storage containers under rig allowed.
- Current renter may not sublet RV, and if sold or given to someone else, the RV must be moved out immediately.
- No clothes lines permitted.
- Sheds are not allowed on premises.
- No disturbance to the existing trees or landscape of any kind (i.e.; nails, screws, poster, bird houses, etc.)
- We reserve the right to refuse service to any rig based upon its appearance and/or condition
- Additional storage is available. Inquire at the office

VEHICLES

- 5 mph speed limit.
- Two vehicles allowed per space (RV + 1). There is a fee per additional vehicle.
- Park at your own site, in the parking area only.
- Slow down when entering park to avoid hitting gate
- All vehicles including RV must have current registration, inspections, and License plates
- All vehicles must be in operational condition, with no flat tires
- No type of mechanical repair, whether to vehicle, motorcycle, or RV is allowed
- Boats, ATV, utility trailers are not allowed to be parked in parking spots.
- Parking in vacant RV sites will result in being charged the daily rate and/or vehicle being towed.
- Park in designated areas only. No parking in grass.

FIRES

- Open flame fires are not permitted on site.
- Safety first! Grills and other controlled fires must be always attended.

DAMAGE & LIABILITY

- There will be a \$100 minimum repair charge for damage to site.
- The Park is not responsible for loss or damage to personal property.
- Guests assume all risk of loss and are responsible for carrying their own insurance.

EMERGENCY

- In case of emergency, call 9-1-1.

Full Legal Name

Signature of Applicant

Date



SITE AGREEMENT

The Site Services Agreement contains additional regulations that apply to all registered guests and their visitors.

- 1. User and all guests must check-in at the park office.** User will provide a copy of Drivers' License at check-in.
- 2. RV Park Site.** Park hereby provides services on an RV Site at Park's property. Park has the right upon twenty-four (24) hours' notice to relocate User to a substantially equivalent Site on Park's property.
- 3. Park Rates and Other Charges.** User shall pay Park the rate stated in the reservation, for use of the RV site. This rate shall be paid in advance and without demand. The rate for use of the RV Site may be increased by giving advance notice to User.
- 4. Overdue Rate.** If, on the day after the due date, User has not paid the total amount due under the terms of this Agreement, a daily fee of \$15 (fifteen) dollars will be added to overdue balances. User will pay Park interest on the outstanding amount at an annual interest rate of 18%. Park will not accept partial payments.
- 5. Payment method.** We accept rent payments in money orders, Cash App, Zelle, cash, credit cards, and debit cards. No personal checks.
- 6. Electric Utility Included in daily rate.** Monthly and Extended stay User shall pay Park, all electrical power charges used by User in connection with the use of the RV Site above and beyond included allowance in Monthly/Extended rate. This amount is \$0.3 /kWh and is calculated by Park according to TEX. UTIL. CODE § 184.034. The beginning meter reading will be taken at guest check-in. If, at any time during the term of this Agreement, User becomes delinquent in the payment of electric services, Park shall withhold electric services until User pays the delinquent amount, pursuant to TEX. UTIL. CODE § 184.036.
- 7. Rules and Regulations.** User and their guests, invitees and all occupants shall comply with the written rules and regulations provided to User. User agrees to comply with all state and federal laws, rules, ordinances, and regulations applicable to Park's property.
- 8. Credit Card on File.** User will provide Park with information for a valid credit card to keep on file. The credit card information will be used by Park in the event that Park must charge User for cleaning or repairing the RV Site or Unit or if User vacates the RV site without paying Park the total amount due under this Agreement. If Park uses the credit card information for the reasons described above, Park will provide User a statement of account listing the charges at the address noted below.
- 9. Park's Right to Terminate Agreement.** Park may terminate this Agreement for any or no reason by providing User a notice for User to leave the RV Site ("Agreement Termination Notice"). User agrees to render peaceful possession of the RV Pad or Unit to Park within three (3) days of the date provided on the Agreement Termination Notice. The three (3) days' notice shall not be required if termination is the result of an Act of Default (as defined below). Upon User's peaceful surrender of the RV Pad or Unit to Park, Park will refund to User the proportionate amount of any unused amounts previously paid by User to Park.
- 10. Early Termination by User.** Park may recover as damages for User's early termination of this Agreement an amount equal to the amount that remains outstanding for the term of this Agreement
- 11. Default by User.** The following acts constitute defaults by User ("Acts of Default"):
 1. Failing to timely pay the RV Pad or Unit use rate, or other lawful charges when due under this Agreement;
 2. Giving false information to Park;
 3. User, User's guests and/or occupants failing to comply with this Agreement, such as violating provisions of this Agreement or committing serious misconduct or criminal acts;
 4. Remaining on the Property after giving notice of termination and intent to vacate; and/or
 5. Remaining on the Property after Park gave notice of termination at the end of the term or an Agreement Termination Notice.
 6. Selling, trading or transacting any legal or illegal items on premises.
- 12. Condition of RV Pad or Unit.** Upon check-in to the Park, User acknowledges and agrees that the RV Pad or Unit is in good condition and is adequate for User's use. Upon termination or expiration of this Agreement, User agrees to surrender the RV Pad or Unit to Park in a similar, good condition. If User fails to leave the RV Pad or Unit in good condition, Park will assess reasonable charges to User for returning the RV Pad or Unit to good condition.
- 13. Assignment.** User shall not have the right to assign or sublet the RV Pad or Unit hereunder to any person or persons.
- 14. Attorneys' Fees.** In the event any legal proceedings of any kind are instituted to collect unpaid rates, as outlined in Paragraph 4, above, or electrical charges, Park may collect from User all reasonable costs and attorneys' fees incurred by Park in pursuing such action.

Initials

Date



SITE AGREEMENT

- 15. Waiver.** Park's failure to insist on strict compliance with the terms or conditions of this Agreement shall not be deemed a waiver of that term or condition, nor shall any waiver or relinquishment of any right or power at any one time or times be deemed a waiver or relinquishment of the right or power for all or any other times.
- 16. Notices.** All written notices and communications regarding this Agreement, including notices sent pursuant to TEX. PENAL CODE § 31.04(c), should be sent to the designated undersigned persons at the addresses as set forth below unless notified in writing to the contrary by the receiving party. The notice shall become effective as of the date of mailing by certified mail.
- 17. Violations.** Park may assess fees to the User for violating park rules. Manager may issue a warning, at their discretion. Fee schedule is available in the park office.
- 18. THIS AGREEMENT DOES NOT CREATE A LANDLORD/TENANT RELATIONSHIP.**
- 19. Pets.** If Park allows User to have pets on the property, User is responsible for the pet's behavior, waste, and noise level. User agrees to clean up after his or her pet and to be considerate of other RV park guests. User is liable for any damage or injury caused by his or her pet.
- 20. Severability.** If any provision of this Agreement is held illegal, void, or unenforceable in a judicial proceeding, such provision shall be severed and shall be inoperative, and the remainder of this Agreement shall remain operative and binding on the parties.
- 21. NO LIABILITY. TO THE EXTENT PERMITTED BY LAW, USER HEREBY INDEMNIFIES, RELEASES, AND AGREES TO PROTECT AND HOLD HARMLESS PARK, ITS OFFICERS, OWNERS, EMPLOYEES, AND AGENTS ("PARK PARTIES"), FROM AND AGAINST ALL CLAIMS, CAUSES OF ACTION, AND/OR LIABILITY ARISING OUT OF OR RELATED TO USER'S USE OF THE RV PAD OR UNIT, PARK'S PROPERTY, AND/OR ANY CONDITION THEREON, WITHOUT LIMIT AND WITHOUT REGARD TO THE CAUSE OR CAUSES THEREOF OR THE GROSS NEGLIGENCE OF PARK PARTIES.**
- 22. This property uses an electrically powered gate.** Park is not liable for damage or injury to persons, vehicles, pets, or property, caused by the gate.
- 23. This Agreement provides** User with a revocable license to the property, which may be revoked at any time for any reason.
- 24. This Agreement** becomes effective only when Park has signed the Agreement and returns it to User.
- 25. Evacuation.** Notwithstanding anything herein to the contrary, Park hereby reserves the right to require User to evacuate the RV Pad or Unit and/or Park's property in the event of an emergency or catastrophe, as determined by Park, or as Park otherwise determines is necessary for the protection and/or safety of User and/or any other person(s). When notified of any such evacuation by Park, User hereby agrees to, and to cause User's guests, invitees and occupants to, immediately evacuate from the RV Site and/or Park's property, as required by Park, and remain a safe distance from the affected area until Park notifies User that no further hazards are present and that User is permitted to return. PARK SHALL NOT BE LIABLE TO USER FOR ANY COSTS OR EXPENSES SUSTAINED OR INCURRED BY USER IN THE EXERCISE BY PARK OF ITS RIGHTS IN THIS PARAGRAPH AND USER HEREBY WAIVES ANY AND ALL CLAIMS AND/OR CAUSES OF ACTION AGAINST PARK FOR DAMAGES BY REASON OF INTERRUPTION OF USER'S USE OF THE RV SITE BECAUSE OF THE EXERCISE BY PARK OF ITS RIGHTS IN THIS PARAGRAPH. FURTHERMORE, USER HEREBY EXPRESSLY ASSUMES ANY AND ALL RISKS ASSOCIATED WITH ANY FAILURE BY USER TO COMPLY WITH ANY SUCH REQUIREMENT OF PARK, WAIVES ANY AND ALL CLAIMS (INCLUDING, WITHOUT LIMITATION, CLAIMS FOR DEATH, PERSONAL INJURY AND/OR PROPERTY DAMAGE) THAT USER HAS OR MAY HAVE AGAINST ANY OF THE PARK PARTIES, AND AGREES TO INDEMNIFY AND HOLD HARMLESS THE PARK PARTIES FROM AND AGAINST ANY AND ALL CLAIMS, CAUSES OF ACTION AND/OR LIABILITIES, ARISING OUT OF OR IN CONNECTION WITH THE FAILURE OF USER OR ANY OF ITS GUESTS, INVITEES OR OCCUPANTS TO COMPLY WITH THE PROVISIONS OF THIS PARAGRAPH. The provisions of this paragraph shall be binding on User and all of User's heirs, legal representatives, successors and permitted assigns.
- 26. NOTICE FOR OPENLY CARRIED HANDGUNS**
PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

Initials

Date



ACKNOWLEDGMENT OF POLICIES

PET POLICY

I will abide by the following rules for my pets.

INITIALS

- _____ • No aggressive animals permitted on the property.
- _____ • Dogs must be on a leash at all times.
- _____ • No pets allowed inside the buildings.
- _____ • No unattended pets. If the pet is outside, the guest must be outside with the animal.

OPEN FIRES POLICY

I will abide by the following rules for my fires

INITIALS

- _____ • No open fires without prior approval.
- _____ • Open-flame stoves and grills are permitted only at approved sites and must be attended at all times.

THEFT OF SERVICE & CRIMINAL TRESPASS POLICY

THEFT OF SERVICE

ACCORDING TO TEXAS PENAL CODE SECTION 31.04, a person commits theft of service if, with intent to avoid payment for service that the actor knows is provided only for compensation, the actor intentionally or knowingly secures the performance of the service by agreeing to provide compensation and, after the service is rendered, fails to make full payment after receiving notice demanding payment. "Intent to avoid payment" is presumed if the actor absconded without paying for the service or expressly refused to pay for the service in circumstances where payment is ordinarily made immediately upon rendering of the service, as in recreational vehicle parks. That is, any guest who leaves without paying for site services or who refuses to pay for site services when due may be subject to criminal prosecution. We will prosecute any violations under the "THEFT OF SERVICE LAW."

CRIMINAL TRESPASS

ACCORDING TO TEXAS PENAL CODE SECTION 30.05, a person commits an offense if the person enters or remains on or in property of another, including a recreational vehicle park, without effective consent and the person had notice that the entry was forbidden, or received notice to depart but failed to do so. That is, any guest who receives notice to leave and refuses to do so may be subject to criminal prosecution. If we ask you to leave, you must vacate Park's property. We will prosecute any violations under the "CRIMINAL TRESPASS LAW."

CANCELLATION POLICY

We understand that life happens, and you can't always predict your plans. We ask our guests to understand that canceling reservations places a significant burden on our small business. We strive to make refunds when possible.

- Booking fees and card processing fees paid to third parties are non-refundable.
- Guests who cancel more than 30 days before the start of their reservation will receive a refund, minus fees.
- Canceling 30 days to 10 days, will receive a 50% refund.
- We cannot offer refunds for cancellations within 7 days of arrival, nor after a guest checks in.

BACKGROUND CHECK POLICY

Guest authorizes Park to perform checks, including criminal, credit, in connection with my use of Park's property. Park shall keep information provided confidential.

Full Legal Name

Signature of Applicant

Date